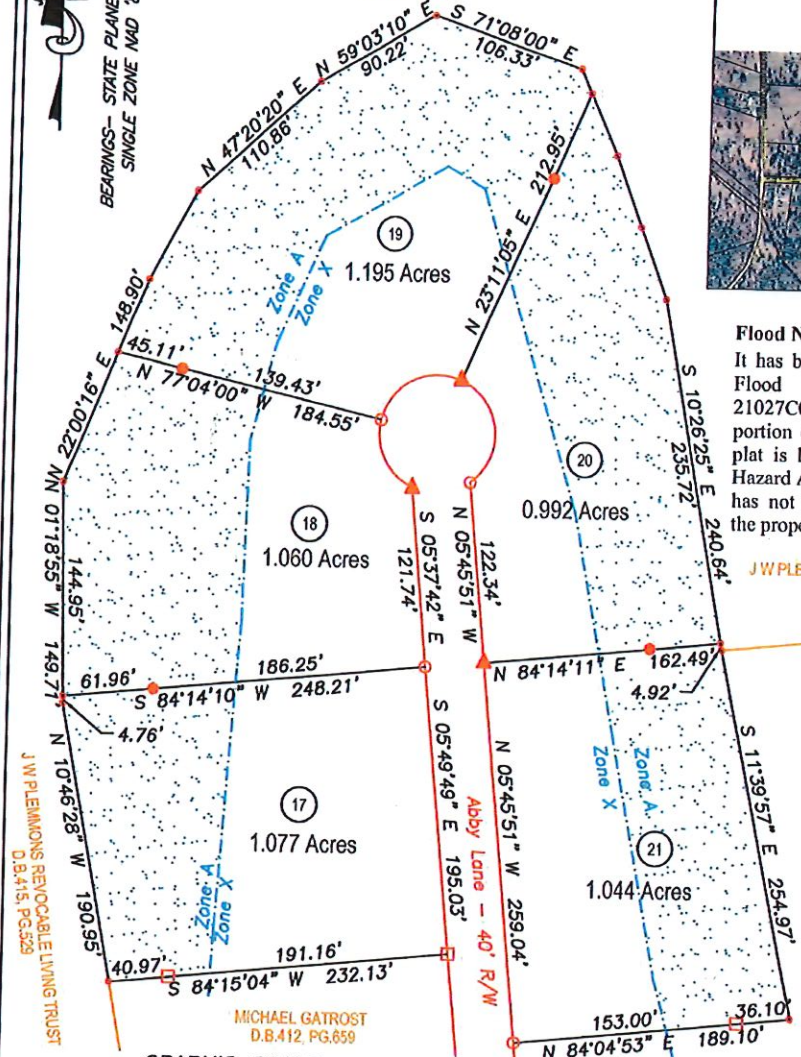




J W PLEMMONS REVOCABLE LIVING TRUST
D.B.415, PG.529



VICINITY MAP

Flood Note NTS
It has been determined that as presented on Flood Insurance Rate Map Number 21027C0250C dated 4 August 2008, A portion of this property as illustrated on the plat is located in Zone A, a Special Flood Hazard Area, for which a base flood elevation has not been determined. The remainder of the property is located in Zone X.

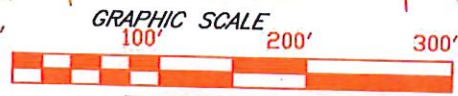
J W PLEMMONS REVOCABLE LIVING TRUST
D.B.415, PG.529

LAWRENCE & DOROTHY ROBEY
D.B.412, PG.284

J W PLEMMONS REVOCABLE LIVING TRUST
D.B.415, PG.529

MICHAEL GATROST
D.B.412, PG.659

DAVID LOCKARD
D.B.169, PG.360



LEGEND

- .. 1/2" X 18" STEEL REBAR (SET) W/ID CAP #3383
- .. 1/2" REFERENCE REBAR (SET) W/ID CAP #3383
- ◻ .. 5/8" REBAR (FOUND) W/ID CAP #2373
- ◻ .. 1/2" REBAR (FOUND) WITH NO ID CAP
- .. UNMARKED R/W OR MEANDER POINT.

NOTES AND RESERVATIONS

1. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, APPURTENANCES, RESTRICTIONS, AND/OR EASEMENTS IN EFFECT TO DATE.
2. ADJOINING PROPERTY OWNERS ARE ACCORDING TO ADJOINING VALUATION OFFICE RECORDS.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. All bearings and coordinates are on Kentucky State Plane Single Zone, Geoid 2018 was used. All distances are grid distances.

SURVEYOR'S CERTIFICATION

I HEREBY EXCLUSIVELY CERTIFY TO THE PARTIES NAMED HEREON THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION BY THE METHOD OF "RTK" GPS MEASUREMENT. THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD TRIUMPH LS GPS EQUIPMENT. THIS SURVEY IS AN URBAN SURVEY AND MEETS ALL OF THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS. THE RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT IS +0.35" (100PPM) AT THE 95% CONFIDENCE LEVEL. THE ANGULAR & LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES AND MATERIALS ARE CORRECTLY INDICATED. I ALSO CERTIFY THAT THIS SURVEY AND PLAT COMPLY WITH 201 KAR 18.50 HORIZONTAL DATUM - NAD '83; VERTICAL DATUM - NAVD'88 GEOID MODEL - GEOID '18

SIGNATURE: *[Signature]*
REGISTRATION NUMBER: 3383
DATE: 8-21-24

STATE OF KENTUCKY
DARRREN L. CLEMONS
3383
LICENSED PROFESSIONAL LAND SURVEYOR

**CLEMONS & ASSOCIATES
LAND SURVEYING, INC.**
522 NORTH MULBERRY
ELIZABETHTOWN, KY. 42701
PH: 270-766-1112
darren3383@bbtel.com

COMPLIES WITH 201 KAR 18:150.
SURVEY OF:

*Lots 17 through 21 of:
Rosetta Waterfront Estates*

CLIENT/OWNER: Derrick Board P.O. Box 426, Irvington, Ky. 40146	
AREA-As shown	SOURCE OF TITLE: D.B.467, PAGE 1
BEARINGS - KY. STATE PLANE SINGLE ZONE	SCALE: 1"=100'
DISTANCES: GPS	COUNTY: Breckinridge
DATE: 08-21-2024	APPROVED BY: DC DRAWN BY: DC
DRAWING NO.:	PROJECT: LOTS 17-21